

Alexandria City Public Schools



Enrollment Projection *Report* DRAFT

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Introduction

There are many variables associated with determining future enrollments. Some variables would suggest that future enrollment will be greater and other variables suggest it will be less. Some variables may impact the number of public school students in general, while other variables may impact future enrollments in the Alexandria City Public Schools specifically. They include the following:

- ↑ Younger families moving into the area
- ↑ New/renovated housing
- ↑ New/renovated schools
- ↑ Improved education system
- ↑ Fewer students attending private schools
- ↑ Fewer students dropping out of school
- ↑ Expansion of early childhood opportunities

- ↓ Lower numbers of live births
- ↓ Charter schools
- ↓ Student dropout
- ↓ Housing with fewer children
- ↓ Lack of affordable housing

The following projections were developed:

- District-wide projections
- PreK-5, 6-8, 9-12 projections

Overview & Statement of Purpose

The purpose of this document and the planning process is to provide the Alexandria City Public Schools and the community with enrollment projection information regarding the future of the district's enrollment capabilities and needs.

Alexandria City Demographic Information

Alexandria City population has been on the rise, showing an increase of 15.4% from 1990 to 2000. The percentage of population under 5 years old has increased 6.2%, while those under 18 years of age have increased 16.8% since 1990. The homeownership rate in 2000 was 40%.

Alexandria City Population – 2000	Alexandria City	Virginia
Population, 2000	128,283	7,078,515
Population, percent change 1990 to 2000	15.4%	14.4%
Persons under 5 years old, percent 2000	6.2%	6.5%
Persons under 18 years old, percent 2000	16.8%	24.6%
Housing units, 2000	64,251	2,904,192
Homeownership rate, 2000	40.0%	68.1%
Households, 2000	61,889	2,699,173
Persons per household, 2000	2.04	2.54
Households with persons under 18, percent, 2000	20.5%	35.9%
Source: U.S. Census Bureau		

Projected Population

The City of Alexandria, Department of Planning and Zoning is projecting future growth to be lower than the past decade. This is due primarily to future housing and land development being constrained by availability of undeveloped land.

The city planning office is projecting about an 11% increase in population between 2000 and 2010. The increases for 2015, 2020 and 2025 are less.

Population Forecast City of Alexandria 2000 - 2025	
Year	Population
2000	128,283
2005	138,215
2010	142,365
2015	145,705
2020	147,721
2025	149,422
Source: City of Alexandria Department of Planning and Zoning	

Historical Enrollments

The following graph demonstrates the Alexandria City Public School enrollments from 1974 to 2001.

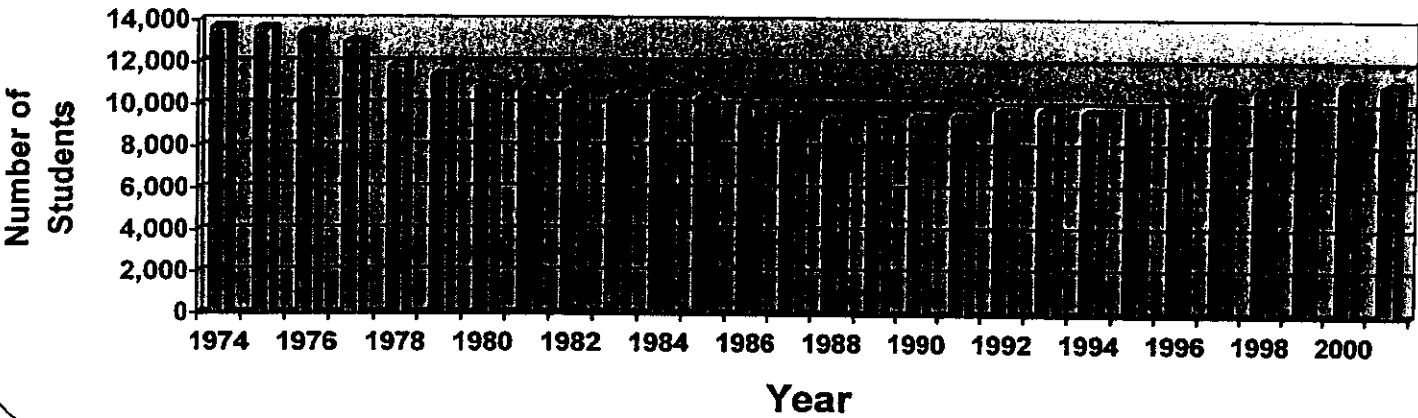
In 1974 enrollment in the Alexandria City Public Schools was 13,663. It then depleted in 1989 to 9,269. The most recent climb in enrollment came in 2000 with 11,167 students. This pattern mirrors national demographics.

The post war "baby boom" generation was of full school age in the early 1970's, causing enrollments in the United States to peak. The decreasing birth rates that followed in the 1980's triggered the plummet in enrollments. For the last decade enrollments have been increasing as a result of the echo baby boom.

Alexandria City Public Schools Historical Enrollment															
	K	1	2	3	4	5	6	7	8	9	10	11	12	Sp.Ed.	Total
1974	1,058	11,61	1,101	1,075	1,106	1,039	1,107	1,079	1,011	1,068	939	900	905	114	13,663
1975	1,167	1,207	1,102	1,088	981	1,055	1,013	1,061	1,017	1,088	881	940	855	165	13,619
1976	947	1,319	1,113	1,039	1,029	946	988	1,035	1,054	1,142	850	899	856	165	13,382
1977	867	1,209	1,189	987	930	963	891	1,037	956	1,127	942	874	937	172	12,981
1978	719	977	943	1049	862	843	912	850	906	1,052	883	926	778	163	11,863
1979	655	900	814	917	955	857	822	1009	813	889	963	833	867	151	11,446
1980	659	934	898	865	783	863	821	921	922	814	819	850	647	142	10,838
1981	659	802	755	741	748	842	904	932	845	917	823	857	749	160	10,734
1982	706	805	738	739	759	748	816	973	843	821	896	765	775	159	10,543
1983	743	750	750	690	727	760	728	899	956	734	853	884	676	161	10,313
1984	776	825	689	755	695	733	767	913	874	881	853	806	816	166	10,549
1985	787	858	745	691	760	727	685	879	808	796	950	782	700	176	9,967
1986	716	960	690	671	679	734	663	721	785	726	863	895	655	209	9,967
1987	658	969	702	637	628	623	660	688	669	705	725	796	764	251	9,475
1988	796	902	759	685	638	623	604	690	670	617	737	688	639	261	9,309
1989	719	967	755	720	672	633	628	672	665	610	676	707	551	294	9,269
1990	723	953	763	716	741	694	637	675	668	676	667	709	591	274	9,488
1991	768	888	858	828	760	744	706	638	658	657	732	664	582	45	9,508
1992	821	863	841	878	777	750	723	705	656	640	727	757	589	58	9,785
1993	823	865	787	825	824	773	725	711	694	692	712	710	632	42	9,815
1994	883	918	860	769	784	758	708	697	709	688	737	620	585	61	9,777
1995	973	989	857	834	743	779	747	698	688	759	730	666	505	75	10,043
1996	1,043	992	925	841	773	729	724	737	679	722	719	660	536	76	10,156
1997	1,075	1,107	929	878	812	772	756	720	709	700	743	667	552	68	10,488
1998	1,103	1,097	1,047	902	868	769	761	702	679	735	761	723	583	73	10,803
1999	1,072	1,200	1,013	1,001	868	841	775	731	667	701	791	700	588	69	11,017
2000	1,120	1,057	1,047	937	927	843	800	757	702	699	911	662	560	145	11,167
2001	1,028	1,088	953	982	907	887	803	776	707	720	899	647	555	152	11,104

Source: Alexandria City Public Schools

Alexandria City Public Schools Historical Enrollment



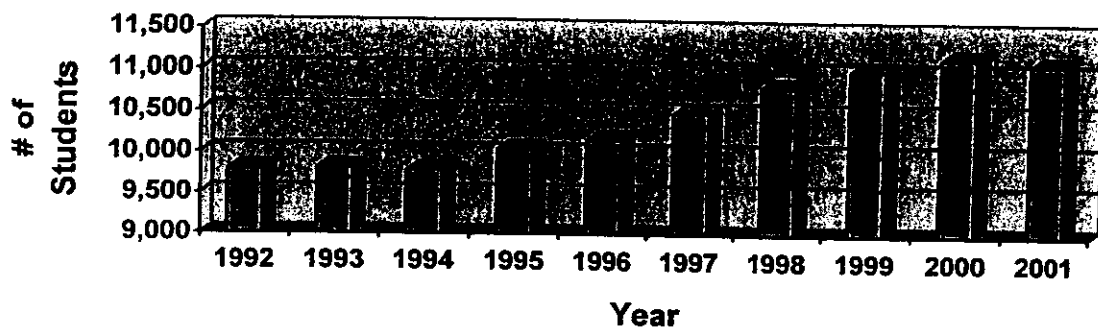
Historical Enrollment 1992-93 to 2001-02

Over the past ten years the student enrollment in Alexandria City Public Schools has shown a steady increase. The 2001-2002 enrollment totals 11,104 students; this shows an increase of 1,319 [or 13.5%] students enrolled in the district since the 1992-93 school year. There has been a gain of 915 students in Kindergarten through grade five; a gain of 202 in grades six through eight; a gain of 80 students in grade nine; and a gain of 28 students at the high school level since the 1992-93 school year. The table and graph shown below illustrate historical enrollment figures for Alexandria City Public Schools from 1992-93 through 2001-02.

During the last five years elementary enrollments have leveled off and this year the district has experienced a significant decrease in kindergarten enrollment. It is too early to decipher if this is a trend or an anomaly. If the decline continues, it could have a considerable effect on future enrollment and would signal that a peaking in enrollments has occurred. If the kindergarten enrollment increases over the next few years, there would be the opposite effect.

Alexandria City Public Schools Historical Enrollment										
Grade	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02
K	821	823	883	973	1,043	1,075	1,103	1,072	1,120	1,028
1	863	865	918	989	992	1,107	1,097	1,200	1,057	1,088
2	841	787	860	857	925	929	1,047	1,013	1,047	953
3	878	825	769	834	841	878	902	1,001	937	982
4	777	824	784	743	773	812	868	868	927	907
5	750	773	758	779	729	772	769	841	843	887
K-5	4,930	4,897	4,972	5,175	5,303	5,573	5,786	5,995	5,931	5,845
6	723	725	708	747	724	756	761	775	800	803
7	705	711	697	698	737	720	702	731	757	776
8	656	694	709	688	679	709	679	667	702	707
6-8	2,084	2,130	2,114	2,133	2,140	2,185	2,142	2,173	2,259	2,286
9	640	692	688	759	722	700	735	701	699	720
10	727	712	737	730	719	743	761	791	911	899
11	757	710	620	666	660	667	723	700	662	647
12	589	632	585	505	536	552	583	588	560	555
10-12	2,073	2,054	1,942	1,901	1,915	1,962	2,067	2,079	2,133	2,101
Special Ed.	58	42	61	75	76	68	73	69	145	152
Total	9,785	9,815	9,777	10,043	10,156	10,488	10,803	11,017	11,167	11,104
Source: Alexandria City Public Schools										

Historical Enrollment 1992-2001



Live Birth Data

According to the Department of Health Vital Statistics, the number of resident births in the City of Alexandria has increased from 1,721 in 1986 to 2,432 in 2000, representing an increase of 711 students or 41%. A corresponding increase in kindergarten five years later would be expected. However, in comparing births with kindergarten, enrollment has remained virtually unchanged for the last five years. The 1996 year shows an increase in births by 307, but a decrease in enrollment five years later by 92 students.

The comparison of births to kindergarten enrollment shows there are 40-50% fewer kindergarten students than there were births five years earlier. Either the birth data is incorrect or there is a significant private school enrollment and out migration between birth and kindergarten.

Alexandria City Public Schools Comparison of Resident Births and Kindergarten Membership				
<i>Births</i>		<i>Entering Kindergarten</i>		
<i>Year</i>	<i>Number</i>	<i>Year</i>	<i>Membership</i>	<i>Survival Ratios</i>
1975	1,618	1980	659	40.73%
1976	1,615	1981	659	40.80%
1977	1,586	1982	706	44.51%
1978	1,408	1983	743	52.77%
1979	1,456	1984	776	53.30%
1980	1,435	1985	787	54.84%
1981	1,436	1986	716	49.86%
1982	1,446	1987	658	45.50%
1983	1,600	1988	796	49.75%
1984	1,600	1989	719	44.94%
1985	1,717	1990	723	42.11%
1986	1,721	1991	768	44.63%
1987	1,685	1992	821	48.72%
1988	1,708	1993	823	48.19%
1989	1,806	1994	883	48.89%
1990	1,949	1995	973	49.92%
1991	1,798	1996	1,043	58.01%
1992	1,900	1997	1,075	56.58%
1993	1,857	1998	1,103	59.40%
1994	1,604	1999	1,072	66.83%
1995	1,842	2000	1,120	62.65%
1996	2,149	2001	1,028	49.42%
1997	2,141	2002	N/A	N/A
1998	2,110	2003	N/A	N/A
1999	2,221	2004	N/A	N/A
2000	2,432	2005	N/A	N/A

Source: Alexandria City Planning Department

Historical Enrollments: Survival Ratios

The table below shows the number of students and the percentage of survival from one grade level to another. For example: If you were to compare third to fourth grade [3>4], a percentage greater than 100 indicates there were more 4th graders than there were third graders the year before. Percentages less than 100 indicate that there is a net loss of students from one year to the next. As you track elementary students from one grade to the next, a percentage less than 100 would indicate that there is a net out migration. This is a consistent pattern in the historical enrollments. As demographers, we would have expected to see percentages in excess of 100 based on the level of new housing that is occurring. Even though there has been substantial new housing, the district is still experiencing a net loss of enrollment as the students proceed from one grade level to the next.

The higher ratios between 8th and 9th grade are believed to be the result of private school students entering the public school system.

The higher ratios between 9th and 10th grade are likely due to promotion policies. It is likely that some kids are not making it between grades 9 and 10 and are therefore showing up in the count for the 10th grade for more than one year.

Historical Enrollment - Survival Ratios														
From	To	birth->K	K->1	1->2	2->3	3->4	4->5	5->6	6->7	7->8	8->9	9->10	10->11	11->12
1992	1993	48.20%	105.40%	91.20%	98.10%	93.80%	99.50%	98.70%	98.30%	98.40%	105.50%	111.30%	97.70%	83.50%
1993	1994	48.90%	111.50%	99.40%	97.70%	95.00%	92.00%	91.60%	96.10%	99.70%	99.10%	106.50%	87.10%	82.40%
1994	1995	49.90%	112.00%	93.40%	97.00%	96.60%	99.40%	98.50%	98.60%	98.70%	107.10%	106.10%	90.40%	81.50%
1995	1996	58.00%	102.00%	93.50%	98.10%	92.70%	98.10%	92.90%	98.70%	97.30%	104.90%	94.70%	90.40%	80.50%
1996	1997	56.60%	106.10%	93.60%	94.90%	96.60%	99.90%	103.70%	99.40%	96.20%	103.10%	102.90%	92.80%	83.60%
1997	1998	59.40%	102.00%	94.60%	97.10%	98.90%	94.70%	98.60%	92.90%	94.30%	103.70%	108.70%	97.30%	87.40%
1998	1999	66.80%	108.80%	92.30%	95.60%	96.20%	96.90%	100.80%	96.10%	95.00%	103.20%	107.60%	92.00%	81.30%
1999	2000	60.80%	98.60%	87.30%	92.50%	92.60%	97.10%	95.10%	97.70%	96.00%	104.80%	130.00%	83.70%	80.00%
2000	2001	47.80%	97.10%	90.20%	93.80%	96.80%	95.70%	95.30%	97.00%	93.40%	102.60%	128.60%	71.00%	83.80%
Average		55.16%	104.84%	92.83%	96.10%	95.47%	97.00%	97.00%	97.20%	96.60%	103.78%	110.71%	89.14%	82.67%

Source: DeJong and Associates, Inc.

Housing

The City of Alexandria has experienced a significant amount of new housing. According to the City of Alexandria, Code Enforcement, between 1996 and 2001 there were 3,419 single-family building permits and 4,385 multi-family building permits issued.

Number of Housing Units							
	1996	1997	1998	1999	2000	2001	Total
Single Family	159	668	652	802	490	648	3,419
Multi-Family	514	618	623	448	850	1,332	4,385
Total	693	1,331	1,311	1,280	1,340	1,980	7,935

Source: City of Alexandria, Code Enforcement

During this same period of time, the school district's enrollment increased by approximately 948 students. This would indicate that the number of students generated by new construction is a low ratio of less than 0.12 of a public school-age child per household. The ratios are higher for single family than multi-family. For example: in the Cameron Station development there are approximately 1,176 units completed and there are 34 Alexandria City School students [22 at Tucker, 6 middle school, 2 ninth graders and 4 at T.C. Williams].

Projected New Housing

There are few areas still available in the city for new housing. Below is a list of residential projects currently under construction, residential projects with planning approval that are not under construction and residential projects in the planning stages.

Based on a review of available land and discussions with city planning staff, it is likely that once these projects are complete housing starts should diminish significantly.

Depending on economic variables, housing during the next five years may be similar to the previous five years. Housing starts beyond 2010 are likely to be few in comparison to current activity.

Residential Projects Under Construction							
Project	Address	Type	Tenure*	Total Units	Completed Units	Status	Expected Date Complete
<i>Kings Cloister</i>	2826 King St.	Detached	O	25**	21	UC***	04/2002
<i>Ashton Manor</i>	700 Ashton St.	Detached	O	5	0	UC	08/2002
<i>Battery Heights (Goodman)</i>	514 Quaker Ln.	Detached	O	8	0	UC	08/2002
<i>Sunnyside West</i>	3822-26 Elbert Av.	Townhouses	O	5	3	UC	01/2002
<i>Wilkes at Corner</i>	1120 Wilkes St.	Townhouses	O	5	0	UC	02/2002
<i>EYA at Carlyle</i>	400 John Carlyle St.	Townhouses	O	26	13	UC	03/2002
<i>Metzger</i>	3750 Duke St.	Townhouses	O	10	0	UC	08/2002
<i>Back Yard Boats</i>	108 Franklin St.	Townhouses	O	28	0	UC	06/2002
<i>Braddock Lofts</i>	713 N Fayette St.	Townhouses	O	28	0	UC	02/2002
<i>Old Towne Crescent</i>	826-830 Slaters Ln.	Townhouses/ Mid-rise Condos	O	39	0	UC	05/2002
<i>Hunting Creel Apts.</i>	907 Church St.	Low-rise Apts.	R	4	0	UC	03/2002
<i>Reserve Lincoln @ Alexandria</i>	3700 Jefferson Davis Hwy.	Mid-rise Apts.	R	588	460	UC	03/2002
<i>Alexan @ Eisenhower</i>	5000-5020 Eisenhower Av.	Mid-rise Apts.	R	266	0	UC	05/2002
<i>Bush Hill</i>	4840 Eisenhower Av.	Mid-rise Apts.	R	404	0	UC	06/2002
<i>Jefferson @ Mill Rd.</i>	2101 Mill Rd.	Mid-rise Apts.	R	315	0	UC	06/2002
<i>Potomac Club II</i>	1200 First St.	High-rise Apts.	R	297	0	UC	08/2002
<i>Cameron Statoin I, II, III, IV, V</i>	5010 Duke St.	Townhouses, Apts., Condos, Detached	O	1,579	1,176	UC	2002
Totals				3,631	1,673		
Source: City of Alexandria Department of Planning and Zoning							

* O = Owner Occupied and R = Renter Occupied

** Includes one existing building.

*** UC = Under Construction

Projected New Housing

Residential Projects with Planning approval Not Under Construction							
Project	Address	Type	Tenure*	Total Units	Completed Units	Status	Expected Date Complete
<i>Garret's Mill Pitt/Pendelton</i>	522 N. Pitt St.	Townhouses	O	11	0	Plan Approved	2003
<i>Old Colony Inn</i>	615 First St.	Mid-rise Condo/Townhouses	O	63	0	Plan Approved	2003
<i>North Hampton Apts.</i>	3101 N. Hampton Dr.	High-rise Apts.	R	574	0	Plan Approved	2004
Totals				648	0		
Source: City of Alexandria Department of Planning and Zoning							

* Tenure O = Owner Occupied and R = Renter Occupied

Residential Projects in Planning** Not Under Construction							
Project	Address	Type	Tenure*	Total Units	Completed Units	Status	Expected Date Complete
<i>The Preston</i>	111 E. Reed Av.	Mid-rise Apts./Townhouses	O	63	0	In Planning	2003
<i>Archstone</i>	450 Ferdinand Day Dr.	Mid-rise Apts.	R	300	0	In Planning	2003
<i>The Post</i>	501 Holland Ln.	High-rise/Mid-rise Apts.	R	309	0	In Planning	2003
<i>Clermont Cove</i>	801 S. Van Dorn St.	Mid-rise Apts.	R	519	0	In Planning	2004
<i>Van Dorn Metro</i>	5699 Eisenhower Av.	Mid-rise Apts.	R	241	0	In Planning	2004
<i>Mill Race</i>	2201 Eisenhower Av.	High-rise Apts. Condos	R O	721	0	In Planning	2004
<i>Carlyle</i>	Holland Ln.	Townhouses/High-rise Apts.	R O	274	0	In Planning	2006
<i>Potomac Yard</i>	Jefferson Davis Hwy.	Townhouses/Mid-rise Apts./Condos	O R O	1,927	0	In Planning	2010
Totals				4,354	0		
Source: City of Alexandria Department of Planning and Zoning							

* Tenure O = Owner Occupied and R = Renter Occupied

** Projects for which plans have been submitted or which have concept plans.

Projected New Housing

Total Housing Units Under Construction, With Plan Approval or In Planning			
	Total Units	Units for Owner Occupation	Units for Rental Occupation
<i>Under Construction:</i>			
<i>Completed</i>	1,673	1,213	460
<i>Not Finished</i>	1,958	544	1,414
<i>Approved</i>	648	74	574
<i>In Planning</i>	4,354	1,542	2,812
<i>Total Units</i>	8,633	3,373	5,260
<i>Total Units to be Built</i>	6,960	2,160	4,800
Source: City of Alexandria Department of Planning and Zoning			

District-Wide Projections

Enrollment projections were developed after analyzing the data collected in this report. Several projection methods were used. Upon review of the information available, a district-wide projection of 12,305 students, for the 2011-12 school year, was developed. This number represents an enrollment increase of 11% over the next ten years. The table illustrates that grades K-5 will increase 12.6% over the next ten years, while grades 6-8 show a 9.3% increase, grade 9 a 10.7% increase and grades 10-12 show an 8.1% increase.

District-Wide Projections by Grade

Alexandria City Public Schools Projected Enrollment										
Grade	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
K	1,113	1,097	1,155	1,265	1,207	1,233	1,222	1,227	1,209	1,222
1	1,044	1,130	1,114	1,172	1,284	1,226	1,252	1,240	1,246	1,227
2	978	938	1,016	1,002	1,054	1,154	1,102	1,126	1,115	1,120
3	895	919	882	955	941	991	1,085	1,036	1,058	1,048
4	935	853	875	839	909	896	943	1,033	986	1,007
5	876	903	823	845	811	878	865	911	997	952
K - 5	5,841	5,840	5,865	6,078	6,206	6,378	6,469	6,573	6,611	6,576
6	861	850	876	799	820	787	852	840	884	968
7	778	834	824	849	774	795	762	826	814	857
8	736	738	791	781	805	734	754	723	783	772
6-8	2,375	2,422	2,491	2,429	2,399	2,316	2,368	2,389	2,481	2,597
9	732	762	764	819	809	834	760	780	748	811
10	879	893	930	932	1,000	987	1,018	928	953	914
11	739	723	735	765	767	822	812	837	763	783
12	529	604	591	600	625	627	672	663	684	624
10-12	2,147	2,220	2,256	2,297	2,392	2,436	2,502	2,428	2,400	2,321
Total	11,095	11,244	11,376	11,623	11,806	11,964	12,099	12,170	12,240	12,305

Source: DeJong & Associates, Inc.

District - Wide Projections by Grade 2002-2011

